



39A Dene Way Donnington Newbury Berkshire RG14 2JL

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Price Guide £225,000 Freehold

A rare opportunity to find this compact semi detached bungalow located on the northern edge of Newbury yet within easy walking distance of the town centre. Located at the end of a small driveway and benefitting from a large south facing Garden to the side and rear with beautiful views over the River Lambourn. Allocated Parking Space. The property is in need of complete redecoration.

The property comprises Entrance Hall, Living Room/Dining Room, Kitchen, Double Bedroom, Shower Room, UPVC double glazed windows and air source radiator central heating system. Easy access to A34 & M4 connections. A few minutes walk of both primary and secondary schools.

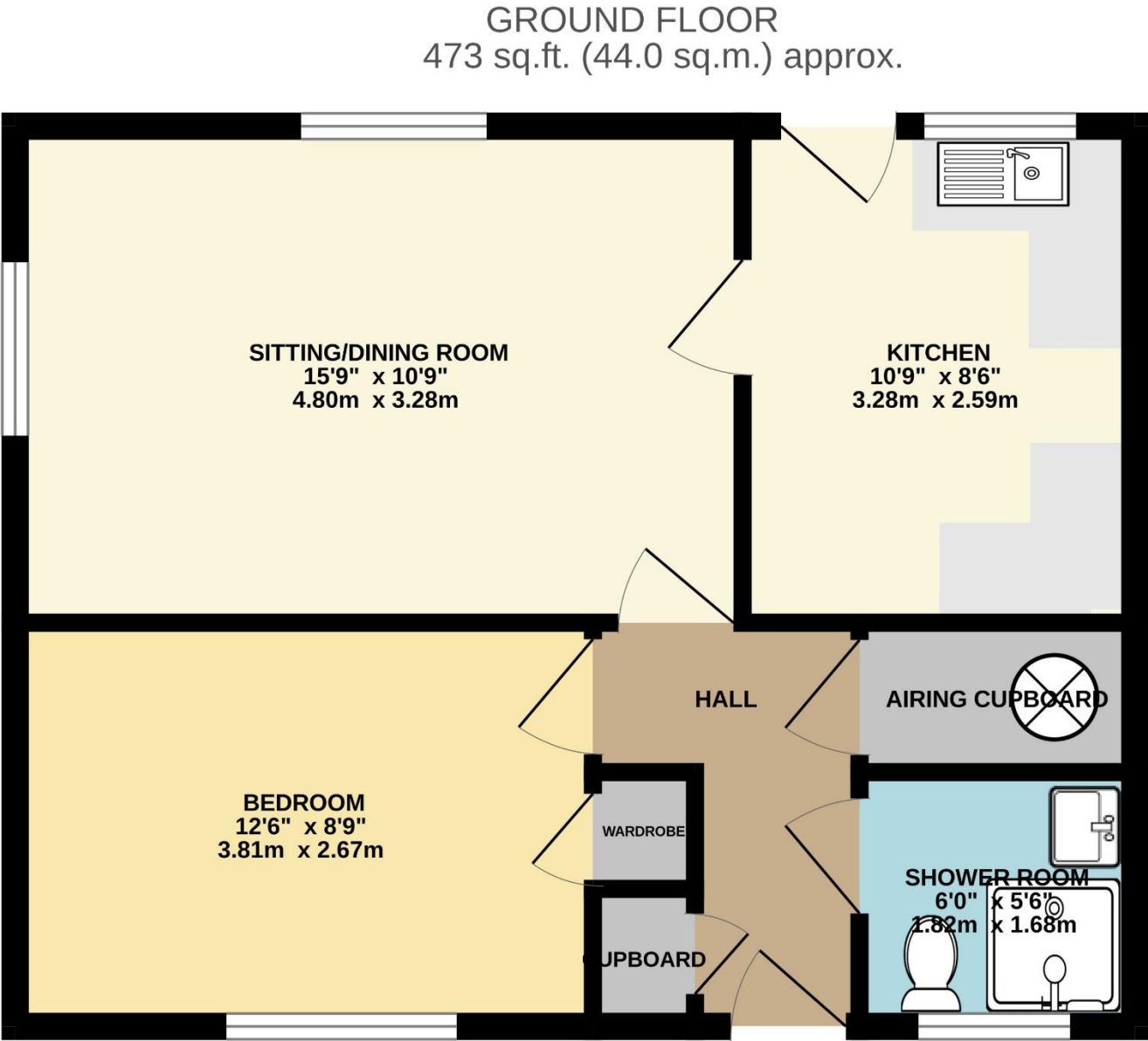
Offered with No Ongoing Chain and an Internal viewing is highly recommended

Directions From our office in Newbury, proceed up Oxford Street and past Waitrose. Take the second exit from the roundabout into Oxford Road and head towards Donnington, passing straight over the mini-roundabout. Shortly over the bridge, turn right into Love Lane and then right into Northern Avenue. Take the first right into Dene Way and follow the road as it bears left. Number 39A will be found on the right hand side.



Council Tax Band: B £1662.08 pa
Nearest Bus stop: Love Lane 0.2 km
Nearest Train station Newbury 1.7 km

Score	Energy rating	Current	Potenti
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 473 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract

